

## OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-126310-GD

Project Name/Address: 7-Eleven - Underground Storage Tank Replacement/ 2353 140th Avenue NE

Planner: Drew Folsom

Phone Number: 425-452-4441

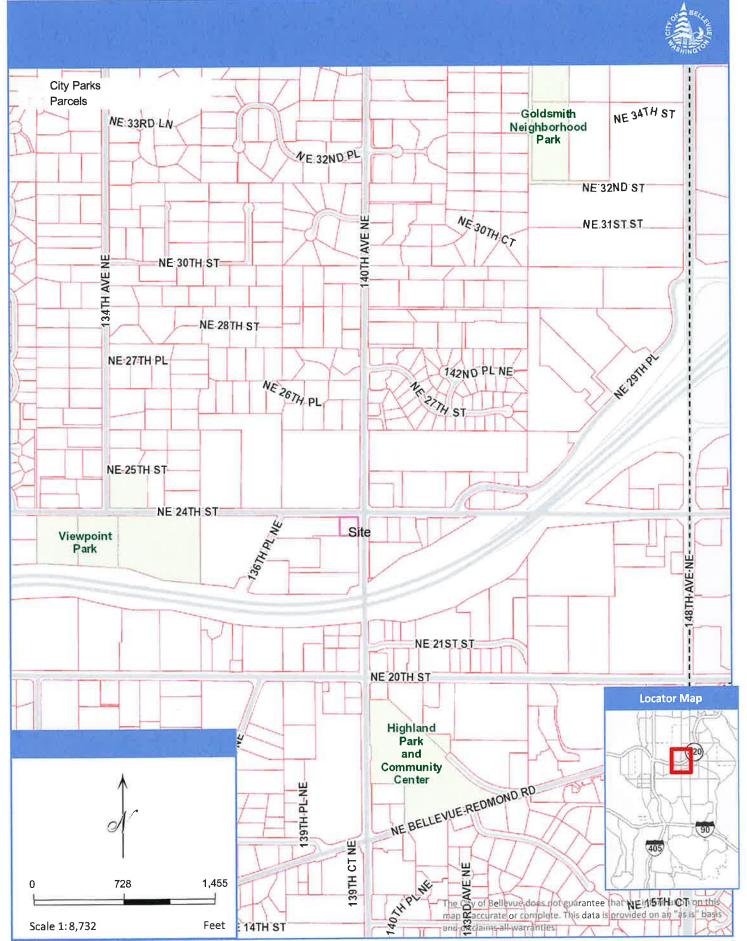
Minimum Comment Period: December 5, 2019

Materials included in this Notice:

Blue Bulletin
Checklist
Vicinity Map
Plans
Other:

## OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecvolvef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



# **SEPA** Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or <a href="mailto:landusereview@bellevuewa.gov">landusereview@bellevuewa.gov</a>. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

## Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports.

Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

## A. Background

**1.** Name of proposed project, if applicable:

7-Eleven No. 23559

2. Name of applicant:

Barghausen Consulting Engineers, Inc.

3. Address and phone number of applicant and contact person:

Pat Hopper, Assistant Planner Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South, Kent, Washington 98032 (425)251-6222 phopper@barghausen.com

**4.** Date checklist prepared:

October 9, 2019

**5.** Agency requesting checklist:

City of Bellevue

**6.** Proposed timing or schedule (including phasing, if applicable):

The project will move forward with construction once construction permits are obtained. Construction of the project will take approximately 12 weeks.

**7.** Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Plans for future additions, expansion or any furtheractivity beyond this proposal are not being considered at this time.

**8.** List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

An erosion control plan, demolition plan, and a survey has been prepared relating to this proposal.

**9.** Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

To the best of our knowledge, there are no other applications pending government approvals affecting the property at this time.

**10.** List any government approvals or permits that will be needed for your proposal, if known.

A complete land development permitting process is anticipated including the City of Bellevue SEPA review, Clearing and Grading Permit, Mechanical Permit, Fire Miscellaneous Permit, Sign Permit, Storm Drainage Permit, and a Commercial Side Sewer Permit will be required for this project. Notifications for UST removal and installation will be provided to the Washington State Department of Ecology. The Puget

Sound Clean Air Agency will be provided a Notification of Construction at a Gasoline Dispensing Facility. The US EPA will be provided NESHAP notifications.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project site is currently occupied with an existing 7-eleven convenience store and fuel station. The site is approximately .52 acres. The project scope is limited to the replacement of the existing Underground Storage tanks (USTs) fuel dispensers and fuel piping system. The project will replace the three (3) existing 10,000-gallon USTs with two (2) new 15,000-gallon USTs. The two (2) existing fuel dispensers will be replaced and the existing fuel piping and vapor recovery piping systems will also be replaced. The existing tank pad and drive slab will be replaced. The parking lot will be restriped. The existing pylon sign will receive LED lighting upgrades with diesel pricing added. New catch basins and a new oil/water separator will be installed. The total area of disturbance to complete the described scope of work is approximately 3,880 square feet.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The address of the project site is 2353 140th Avenue N.E., Bellevue, Washington 98005. NW quarter, section 27 - township 25 range 5.

Legal Description: S 150 FT OF N 190 FT OF W 150 FT OF E 192 FT OF NE 1/4 OF NW 1/4

## **B. Environmental Elements**

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	Flat.	
	☐ mountainous, other:	
a.	General description of the site:	(select one): $\boxtimes$ Flat, $\square$ rolling, $\square$ hilly, $\square$ steep slopes

b. What is the steepest slope on the site (approximate percent slope)?

The subject property has slopes ranging from 0-4%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the Natural Resources Conservation Service Web Soil Survey, the soils at the project site are classified as EvC - Everett very gravelly sandy loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There is not any known history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The redevelopment proposes to install two new tanks, remove three existing tanks and reconstruct concrete and asphalt pavements to facilitate the remodel of the fueling area. The total cut/fill for this project shall amount toapproximately 350 cubic yards of cut and 350 cubic yards of fill, totaling approximately 700 cubic yards of earthwork. The intended grading quantities will consist of material displaced by the tank excavations/installations, equipment installation, and installation of source control measures.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion is a possibility during construction activity andwill be primarily limited to grading, excavation, and fill activities under this proposal. A Temporary Erosion and Sedimentation Control Plan (TESCP) will be prepared and implemented throughout the construction phase, reducing the potential for erosion on site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The proposal does not change the amount of impervious surface areas on the site. Approximately 81 percent of the site is currently covered with impervious surface.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion Control measures to be implemented include the use of catch basin inlet protection to limit the erosion potential into existing conveyance systems and silt fence to protect adjacent properties and soil from potential contamination.

Project will be required to comply with erosion

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The project does not propose any changes to existing operations. The existing use will remain the same following project completion. Emissions will be controlled by on-site Stage I & Stage II vapor recovery systems approved by the California Air Resources Board (CARB). Airborne particulates (dust) along with vehicular exhaust from construction equipment are the most likely short-term sources of emissions during construction activity.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Aside from vehicle exhaust originating with traffic on the adjacent right-of-way, no off-site sources of emissions andor odors have been identified.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Airborne particulates will be minimized through surface watering during the construction phase of the project. Construction emissions will be further reduced through emissions equipment in an effort to fully comply with Washington State Emission Standards. During the refueling process, CARB-certified vapor recovery systems willminimize vapor release and odors.

and sediment controls

per BCC 23.76

#### 3. Water

- a. Surface Water:
  - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
    - No surface water body is identified on or in the immediate vicinity of the site.
  - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
    - This item is not applicable as no surface water body is identified on or in the immediate vicinity of the site.
  - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
    - None. This item is not applicable.
  - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
    - The proposal will not require surface water withdrawals or diversions.
  - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. According to the King County Imap GIS maps, the project site is not located in the 100-year flood plain.
  - 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
    - The proposal will not discharge materials into surface waters.

### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
  - Groundwater will not be withdrawn for the project. Discharge to groundwater is not anticipated. Any surface runoff will initially be detained onsite and will be conveyed in a controlled manner to the drainage system.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
  - No waste material will be discharged into the ground from septic tanks or other sources.

- c. Water runoff (including stormwater):
  - 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The redevelopment is designed to maintain existing drainage patterns which will use the existing storm network onsite. Existing catch basins will be utilized to collect stormwater runoff from impervious surface, except that of the fueling area. A proposed hydraulically-isolated fuel tank slab will collect stormwater runoff from the fueling area and will be treated by an oil/water separator before it enters the public sewer system.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials will enter ground of surface waters.

Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?If so, describe.

The proposal will not alter or affect existing drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The proposed improvements are intended to be constructed without any modifications to the existing drainage network. An oil/water separator will be provided to comply with source control requirements. A Drainage Report will be submitted as part of the City's permitting process to demonstrate compliance with the City of Bellevue's 2019 Storm and Surface Water Engineering Standards with Amendments to the Department of Ecology's 2014 Stormwater Management Manual for Western Washington (SWMMWW).

Project will be required to comply with erosion and sediment controls per BCC 23.76

### 4. Plants

a.	Check the types of vegetation found on the site:
	⊠deciduous tree: alder, maple, aspen, other:
	⊠evergreen tree: fir, cedar, pine, other:

⊠shrubs

⊠grass

□pasture

□ crop or grain

□ Orchards, vineyards or other permanent crops.

□wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other:

□water plants: water lily, eelgrass, milfoil, other:

other types of vegetation: What kind and amount of vegetation will be removed or altered?
 No vegetation of landscaping will be altered for this project.

c. List threatened and endangered species known to be on or near the site.

No known threatened or endangered plant species are known to be onsite or in the nearby vicinity of the project site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No changes are proposed to the existing landscaping.

e. List all noxious weeds and invasive species known to be on or near the site.

No known noxious weeds or invasive plant species are known to be located on or near the project site.

#### 5. Animals

a.	List any birds and other animals which have been observed on or near the site or are known to be on or near the site.
	Examples include:

birds:	□hawk,	□heron,	□eagle,	⊠songbirds,	other:	mammals:	$\square$ deer,	□bear,	□elk,
□beav	ver, other	r: fish: □b	ass,	lmon, $\square$ trout, $\square$	herring	g, □shellfish	, other:		

b. List any threatened and endangered species known to be on or near the site.

To the best of our knowledge, there are no threatened or endangered animal species on or near the site.

c. Is the site part of a migration route? If so, explain.

The project site is located within the Pacific Flyway, a known route of migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any:

No mitigation measures are proposed.

e. List any invasive animal species known to be on or near the site.

To the best of our knowledge, there are no invasive animal species on or near the site.

#### 6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The primary source of power will be electricity (lights and equipment).

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No impacts have been identified that would limit or restrict the use of solar energy on adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None are proposed.

#### 7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None are routinely associated with service station uses on a regular or recurring basis. Incidental exposure to gasoline during refueling, the risk of fire, and the possibility of a fuel spill are potential sources of environmental hazards.

- 1) Describe any known or possible contamination at the site from present or past uses.
  - Possible contamination at the site includes petroleum presence in the soil from the current use as a fueling facility business.
- Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
  - There are three (3) existing underground storage tanks and associated fuel product piping that are connected to the two (2) existing multi-product dispensers. The tanks contain unleaded gasoline used for motor fuel forvehicles.
- Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
  - The fueling facility will have a total capacity of 30,000 gallons in two (2) 15,000-gallon USTs. One UST will store up to 15,000 gallons of unleaded gasoline and the other tank will be a split tank that stores up to 8,000 gallons of diesel in one compartment and 7,000 gallons of premium gasoline in the other compartment.
- 4) Describe special emergency services that might be required.
  - No special emergency services are anticipated for this project.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
  - Special equipment designed to minimize the impact of failure or damage through accidents, system protocols to establish and promote regular inspection and monitoring of facilities and equipment, plus electronic monitoring system which provide continual oversight of fuel systems and equipment.

#### b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
  - Noise generated in the vicinity of the site generally consists of vehicles traveling on the adjacent rights-of-way. This noise is not anticipated to affect the project.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site.
  - On a short-term basis, noise associated with the construction activity will vary as construction progresses and depending on the equipment that is being used. Aside from minimal noise generated by automobile and delivery truck traffic, there are no long-term sources of noise associated with this project.

3) Proposed measures to reduce or control noise impacts, if any:

Standard construction practices and hours will be followed to reduce or control noise impacts associated with the project. Long-term noise levels are anticipated to be consistent with the existing conditions at the site. Noise from construction activity is limited to the hours

between 7 a.m. to 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturdays and prohibited on Sundays and other legal holidays (BCC 9.18)

#### 8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is a 7-Eleven convenience store and fuel station. A commercial business/medical office parkis located to the north of the project site. Separate multi- tenant commercial and retail buildings and uses are located to the south and west of the project site. A lumber store is located to the east of the site. The proposal is not anticipated to affect current land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

To the best of our knowledge, the site has never been used as working farmlands or forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The proposal will not affect or be affected by surrounding farm or forestry activities.

c. Describe any structures on the site.

There is an existing 7-Eleven convenience store and an existing fueling canopy located on the site.

d. Will any structures be demolished? If so, what?

No structures will be demolished as part of this proposal.

e. What is the current zoning classification of the site?

The site is zoned GC - General Commercial.

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation of the site is Commercial - Retail.

g. If applicable, what is the current shoreline master program designation of the site? Not applicable.

The site is not located within shoreline jurisdiction.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

According to the City of Bellevue and King County IMAP GIS maps, no part of the site is designated as a critical area.

i. Approximately how many people would reside or work in the completed project?

There will be no change to the number of people working at the completed project.

j. Approximately how many people would the completed project displace?

No people would be displaced by the completed project.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None are proposed.

I. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The 7-Eleven convenience store and fuel station are existing uses on the property. No mitigation measures are proposed or required.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

To the best of our knowledge, there are no known nearby agricultural or forest lands of long-term commercial significance. No measures are proposed.

## 9. Housing

 a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable. No housing units are proposed.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable. No housing units are being eliminated.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable. No measures are proposed or required.

## 10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The existing fueling canopy is approximately 18 feet high and the existing convenience store is approximately 16 feet high. No new structures are proposed for construction at the site.

b. What views in the immediate vicinity would be altered or obstructed?

No views would be altered or obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:

No mitigation measures are proposed or required.

## 11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No light or glare is expected to occur from the associated construction activities. During hours of darkness, there will be building exterior lighting, under canopy lighting, illuminated signage and site/parking lot lighting at levels sufficient to provide safety and security to employees and customers.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?\_
   No issues related to lighting have been identified as a safety hazard or visual obstruction.
- c. What existing off-site sources of light or glare may affect your proposal?No existing off-site sources of light or glare are expected to affect the proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any:
   Light and glare impacts will be reduced via the design and layout of exterior features.

#### 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
   To the best of our knowledge, there are no designated and/or informal recreational opportunities in the immediate vicinity of the project site.
- b. Would the proposed project displace any existing recreational uses? If so, describe.

  The proposed project would not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No mitigation measures are proposed. As the project will not impact any recreational opportunities.

#### 13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

None have been identified.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None have been identified.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of

archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The site is currently developed and the project scope is limited to replacement of the existing fuel tanks and piping system. To the best of our knowledge, no specific studies have been undertaken and no specific efforts aside from field observation have been conducted to research the probability of cultural, historical or archaeological resources on the site.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No measures are being proposed or required.

## 14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project site is bound by N.E. 24th Street to the north, and 140th Avenue N.E. to the east. Existing access to thesite will remain the same.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
  - The site is served by King County Metro Transit. A southbound bus stop is located at the project site on 140th Avenue N.E., for Bus Route No. 289.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
  - There are no proposed changes to the number of existing parking spaces on the site. A total of twenty (20) parking spaces will continue to serve the project site.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
  - No improvements are required or proposed.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
  - No. The project will not utilize water, rail or air transportation.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
  - The completed project is not anticipated to result in any changes to traffic generation for the site. The completed project will continue to provide two (2) fuel dispensers on the site.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
  - No impacts have been identified.

h. Proposed measures to reduce or control transportation impacts, if any:

No mitigation is proposed or required.

#### 15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The project will not result in an increased need for public safety services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

No mitigation is proposed or required.

#### 16. Utilities

 a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

Electricity, natural gas, water, refuse service, telephone, sanitary sewer.

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The project site is an existing development and the existing utilities will remain in

## C. Signature

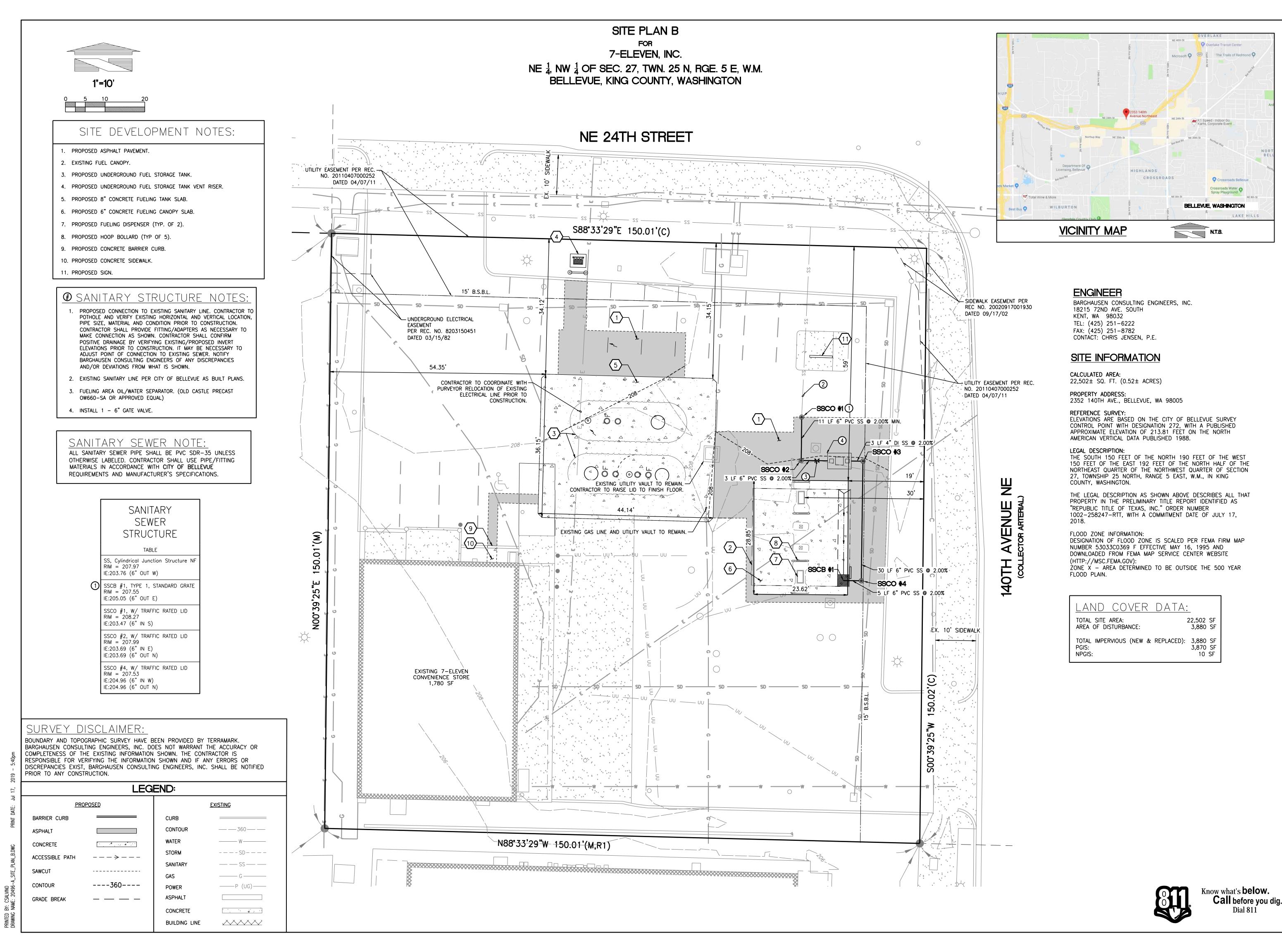
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Yest Mann

Name of signee: Pat Hopper, Assistant Planner

Position and Agency/Organization: Barghausen Consulting Engineers, Inc.

Date Submitted: October 9, 2019



Proto 10-22-18

EN, INC.

3, IRVING TEXT

4 #23556

H AVENUE

WA 98005

M.

S NOTE 06-21-AS

C1.0

# GENERAL NOTES

- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION
- CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MINIMUM ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
- 10. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- 11. TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.
- 12. CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.
- 13. CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS, INC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC. UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC. HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

# **COVER SHEET** 7-ELEVEN, INC.

**NE 24TH STREET** 

S88'33'29"E 150.01'(C)

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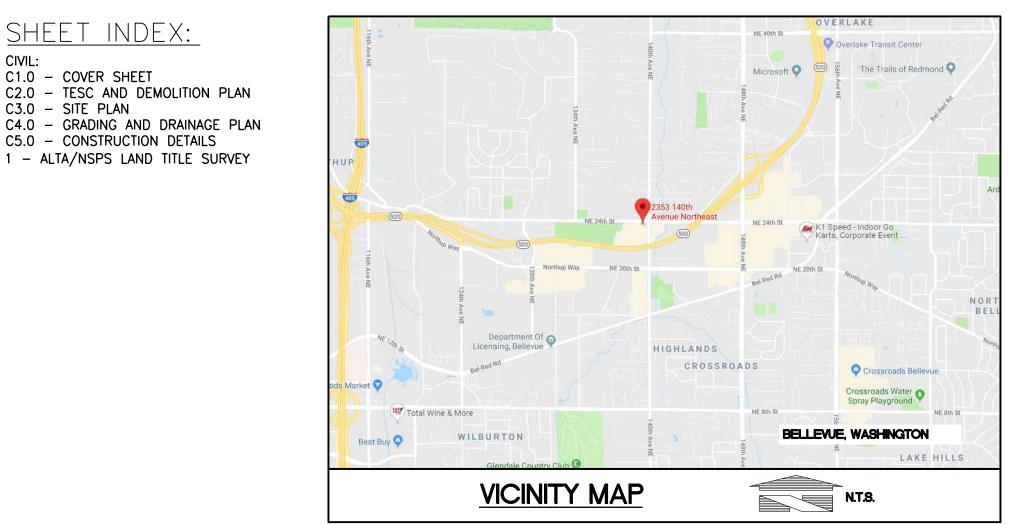
NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$  OF SEC. 27, TWN. 25 N, RGE. 5 E, W.M. BELLEVUE. KING COUNTY. WASHINGTON

# SHEET INDEX:

C1.0 - COVER SHEET

AVENUE

C2.0 - TESC AND DEMOLITION PLAN C3.0 - SITE PLAN C4.0 - GRADING AND DRAINAGE PLAN C5.0 - CONSTRUCTION DETAILS



# **ENGINEER**

BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVE. SOUTH KENT, WA 98032 TEL: (425) 251-6222 FAX: (425) 251-8782 CONTACT: CHRIS JENSEN, P.E.

## **SURVEYOR**

8196 SW HALL BOULEVARD, SUITE #201 BEAVERTON, OR 97008 TEL: (503) 860-2255 CONTACT: MICHAEL A. HOFFMAN P.L.S.

# SITE INFORMATION

CALCULATED AREA:

REFERENCE SURVEY: ELEVATIONS ARE BASED ON THE CITY OF BELLEVUE SURVEY CONTROL POINT WITH DESIGNATION 272, WITH A PUBLISHED APPROXIMATE ELEVATION OF 213.81 FEET ON THE NORTH AMERICAN VERTICAL DATA PUBLISHED 1988.

THE SOUTH 150 FEET OF THE NORTH 190 FEET OF THE WEST

150 FEET OF THE EAST 192 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

PROPERTY IN THE PRELIMINARY TITLE REPORT IDENTIFIED AS "REPUBLIC TITLE OF TEXAS, INC." ORDER NUMBER 1002-258247-RTT, WITH A COMMITMENT DATE OF JULY 17,

FLOOD ZONE INFORMATION: DESIGNATION OF FLOOD ZONE IS SCALED PER FEMA FIRM MAP NUMBER 53033C0369 F EFFECTIVE MAY 16, 1995 AND DOWNLOADED FROM FEMA MAP SERVICE CENTER WEBSITE

ZONE X - AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

22,502± SQ. FT. (0.52± ACRES)

PROPERTY ADDRESS: 2352 140TH AVE., BELLEVUE, WA 98005

LEGAL DESCRIPTION:

THE LEGAL DESCRIPTION AS SHOWN ABOVE DESCRIBES ALL THAT

(HTTP://MSC.FEMA.GOV):

# LAND COVER DATA:

TOTAL SITE AREA:	22,502 SF
AREA OF DISTURBANCE:	3,880 SF
TOTAL IMPERVIOUS (NEW & REPLACED): PGIS: NPGIS:	3,880 SF 3,870 SF 10 SF

#### LEGEND: **PROPOSED EXISTING** BARRIER CURB CURB CONTOUR —— —— 360 —— —— ASPHALT WATER CONCRETE STORM ----SD----SAWCUT -----SANITARY — — SS — — ----360----CONTOUR GAS \_\_\_\_ G \_\_\_\_ ———P (UG)—— POWER GRADE BREAK **ASPHALT** CONCRETE BUILDING LINE

# HORIZONTAL CONTROL NOTE:

- IT IS RECOMMENDED THAT CONTRACTOR HAVE ALL CURB, SIDEWALK, PROPERTY LINES STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION, AND TO ENSURE THAT ALL WORK IS KEPT ON-SITE OR WITHIN PUBLIC RIGHT-OF-WAY AS SHOWN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, INC. PRIOR TO WORK.

# UTILITY CONFLICT NOTE:

SURVEY DISCLAIMER:

ANY CONSTRUCTION.

BOUNDARY AND TOPOGRAPHIC SURVEY HAVE BEEN PROVIDED

BY TERRAMARK. BARGHAUSEN CONSULTING ENGINEERS, INC.

DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF

RESPONSIBLE FOR VERIFYING THE INFORMATION SHOWN AND

CONSULTING ENGINEERS, INC. SHALL BE NOTIFIED PRIOR TO

THE EXISTING INFORMATION SHOWN. THE CONTRACTOR IS

IF ANY ERRORS OR DISCREPANCIES EXIST, BARGHAUSEN

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-332-2344 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

## APPROPRIATE FORMS FOR REPLACEMENTS OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

N88'33'29"W 150.01'(M,R1)

MONUMENT PROTECTION NOTE:

FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES:

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES

PUBLIC LAND SURVEY OFFICE

P.O. BOX 47060

(206) 902-1190

1111 WASHINGTON STREET S.E.

OLYMPIA, WASHINGTON 98504-7060

CONTRACTOR SHALL FIELD LOCATE ALL MONUMENTS WITHIN THE AREA OF DISTURBANCE PRIOR TO

THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION HAVING AUTHORITY (RCW 58.24.040)

APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR AND MAY BE OBTAINED

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED

THAT ARE ABLE TO BE REPLACED, SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT

THE COST AND AT THE DIRECTION OF THE CONTRACTOR PURSUANT TO THESE REGULATIONS. THE

AND BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT

OF NATURAL RESOURCES PRIOR TO DISTURBANCE, DESTRUCTION, OR RELOCATION (WAC 332-120).

CONSTRUCTION AND PROTECT FROM DISTURBANCE/DESTRUCTION TO THE MAXIMUM EXTENT FEASIBLE. IF IT IS NECESSARY TO REMOVE OR REPLACE A MONUMENT DURING CONSTRUCTION,

ESTIMATED EARTHWORK QUANTITIES: CUT: 250 CY FILL: 250 CY

EXISTING 7-ELEVEN

CONVENIENCE STORE

1,780 SF

NET: 500 CY AREA TO BE DISTURBED: 0.09 AC

EARTHWORK QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.



Know what's **below.** Call before you dig.

**Dial 811** 

C1.0

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Proto 10-22-18

EN, INC.

3, IRVING TE

4 #2355

4 AVENUE

WA 98005

# TESC AND DEMOLITION PLAN

# 7-ELEVEN, INC.

NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$  OF SEC. 27, TWN. 25 N, RGE. 5 E, W.M. BELLEVUE, KING COUNTY, WASHINGTON

# **NE 24TH STREET**

# # EROSION CONTROL CALLOUTS:

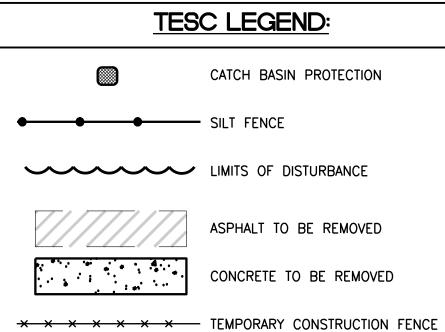
- CONTRACTOR TO INSTALL SILT FENCE PER BMP C233 OF THE 2014 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (SWMMWW) FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES (TYP). PLACEMENT OF SILT FENCE SHALL BE AS SHOW OR BY CITY INSPECTOR. SEE DETAIL 2/C5.0.
- 2. INSTALL CATCH BASIN FILTERS AS PER BMP C220 OF THE SWMMWW AND MANUFACTURER'S SPECIFICATIONS ON EXISTING CATCH BASINS
- 3. APPROXIMATE LIMITS OF DISTURBANCE.

# # DEMOLITION CALLOUTS:

- . DEMOLISH EXISTING CONCRETE AND/OR ASPHALT AND DISPOSE OF OFF-SITE.
- 2. DEMOLISH EXISTING FUEL TANK SLAB AND UNDERGROUND STORAGE TANKS AND DISPOSE OFF-SITE. CONTRACTOR TO OBTAIN ADDITIONAL PERMITS AS NECESSARY. TANKS SHALL BE EXCAVATED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE OSHA AND JURISDICTIONAL REQUIREMENTS. CONTRACTOR TO PROVIDE TANK SHORING AS NECESSARY. TANK PIT SHORING SHALL BE DESIGNED AND PERMITTED SEPARATELY.
- 3. DEMOLISH EXISTING FUEL DISPENSER AND DISPOSE OFF-SITE.
- 4. DEMOLISH EXISTING CONCRETE ISLAND AND DISPOSE OFF-SITE.
- 5. DEMOLISH EXISTING CONCRETE DRIVE SLAB AND DISPOSE OFF-SITE.
- 6. PROTECT EXISTING CANOPY COLUMN AND FUEL CANOPY TO REMAIN.
- 7. PROTECT EXISTING CURB TO REMAIN.
- 8. PROTECT EXISTING STORM LINE TO REMAIN.
- 9. PROTECT EXISTING UTILITY TO REMAIN.
- 10. CONTRACTOR TO COORDINATE WITH OWNER MONITORING WELL DECOMMISSIONING. SEE MONITORING WELL NOTE THIS SHEET.
- 11. CONTRACTOR TO COORDINATE WITH OWNER AND PURVEYOR FOR RELOCATION OF UTILITY VAULT AND GAS LINE AS NECESSARY.
- 12. APPROXIMATE LIMITS OF SAWCUT.
- 13. TEMPORARY CONSTRUCTION FENCE (6' HIGH CHAIN LINK). ADJUST AS NECESSARY DURING CONSTRUCTION.
- 14. TEMPORARY SITE ACCESS GATE (6' HIGH CHAIN LINK WITH LOCKING DEVICE). ADJUST AS NECESSARY DURING CONSTRUCTION.
- 15. REMOVE EXISTING PAVEMENT MARKING (TYP.)
- 16. DEMOLISH EXISTING CURB AND DISPOSE OFF-SITE.
- 17. DEMOLISH ON-SITE SIDEWALK TO EXTENTS SHOWN.
- 18. REMOVE EXISTING UTILITY LINE. CONTRACTOR TO COORDINATE WITH PURVEYOR FOR RECONNECTION AS NECESSARY.
- 19. REMOVE EXISTING STORM LINE AND DISPOSE OFF-SITE. CONTRACTOR TO POTHOLE AND CONFIRM HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION. IT MAY BE NECESSARY TO CAP AND PLUG EXISTING STORM LINE AND RECONNECT SUBSEQUENTLY AFTER NEW TANKS ARE INSTALLED. CONTRACTOR SHALL COORDINATE WITH BARGHAUSEN CONSULTING ENGINEERS INC. AS NECESSARY FOR TEMPORARY REROUTING OF DRAINAGE.
- 20. PROTECT EXISTING MONITORING WELL TO REMAIN.



Know what's **below**.



# Call before you dig. **Dial 811**

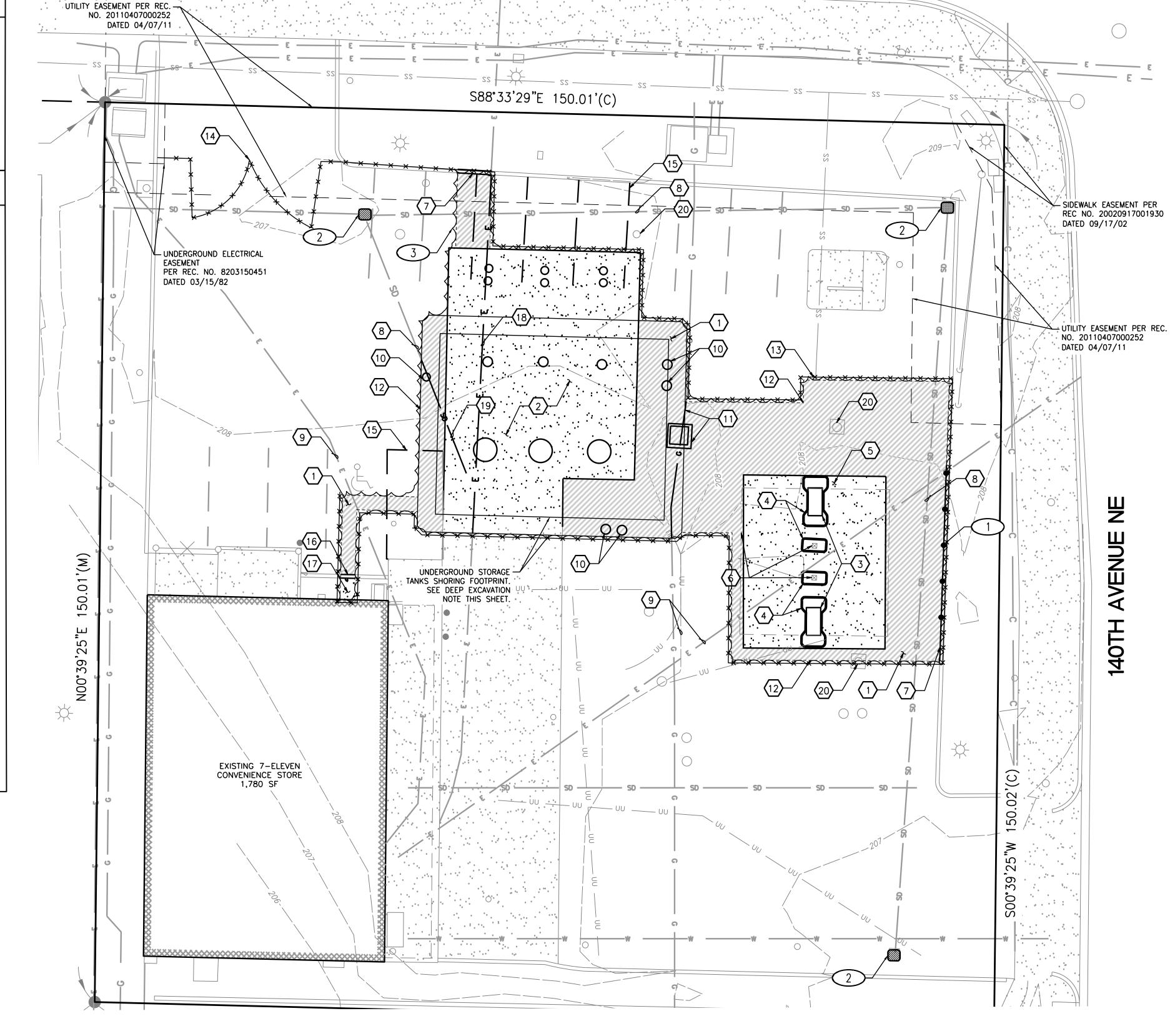
DEEP EXCAVATION NOTE:

RESPONSIBILITY OF THE INSTALLING CONTRACTOR.

TANK EXCAVATIONS SHALL BE PER OSHA REQUIREMENTS.

ENGINEERED AND PERMITTED SEPARATELY AND SHALL BE THE

TANK EXCAVATIONS THAT REQUIRE SHORING SHALL BE



UTILITY NOTE:

TO BE RAISED TO FINISHED GRADE.

ALL UNDERGROUND UTILITIES AND SERVICES TO REMAIN

UNDISTURBED UNLESS OTHERWISE SHOWN. ALL CLEANOUTS

AND OTHER UTILITIES WITHIN REPLACED ASPHALT OR CONCRETE

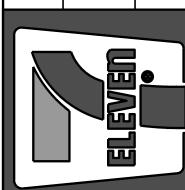
# MONITORING WELL NOTE:

MODIFICATION OF ANY EXISTING MONITORING WELL MUST BE COORDINATED WITH 7-ELEVEN INC. ALL EXISTING MONITORING WELLS SHOWN TO BE REMOVED OR ABANDONED SHALL BE PER D.O.E. STANDARDS. GENERAL CONTRACTOR SHALL PROVIDE A LICENSED DRILL CONTRACTOR TO APPLY FOR N.O.I. W/D.O.E. TO DECOMMISSION WELL AND SUBMIT PROOF OF COMPLETED ABANDONMENT PRIOR TO OCCUPANCY/PERMIT FINAL.

# SPECIAL NOTES:

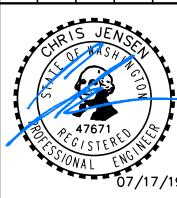
- CONTRACTOR TO ORDER LOCATES AND FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION TO ENSURE THAT UTILITY CONFLICTS DO NOT EXIST.
- CONSTRUCTION FENCE WILL BE 6' TALL CHAIN LINK OR APPROVED EQUIVALENT. OWNER TO APPROVE LOCATION OF CONSTRUCTION FENCE ON PROPERTY.
- CONTRACTOR TO COVER ALL STOCKPILED MATERIAL THAT WILL NOT BE IN IMMEDIATE USE.

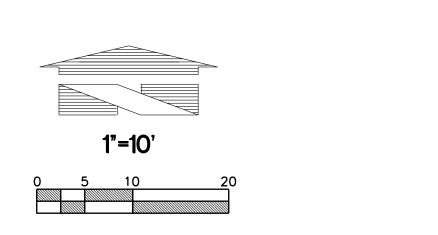
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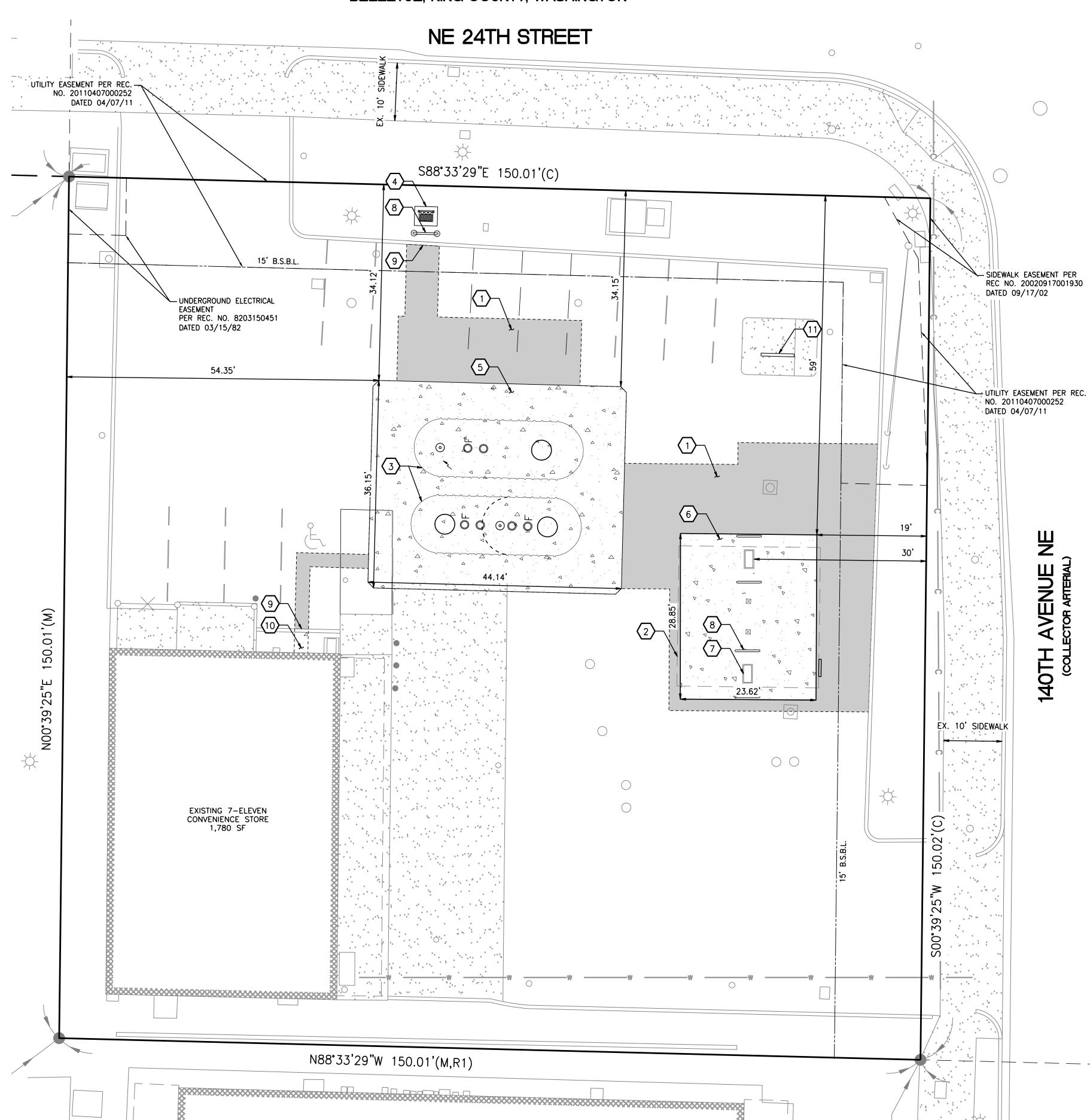


# SITE PLAN 7-ELEVEN, INC.

NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$  OF SEC. 27, TWN. 25 N, RGE. 5 E, W.M. BELLEVUE, KING COUNTY, WASHINGTON

# SITE DEVELOPMENT NOTES:

- 1. PROPOSED ASPHALT PAVEMENT. SEE DETAIL 4/C5.0.
- 2. EXISTING FUEL CANOPY.
- 3. PROPOSED UNDERGROUND FUEL STORAGE TANK. SEE SHEET G3.0.
- 4. PROPOSED UNDERGROUND FUEL STORAGE TANK VENT RISER. SEE DETAIL 1/G6.0.
- 5. PROPOSED 8" CONCRETE FUELING TANK SLAB. SEE DETAIL 6/C5.0.
- 6. PROPOSED 6" CONCRETE FUELING CANOPY SLAB. SEE DETAIL 5/C5.0.
- PROPOSED FUELING DISPENSER (TYP. OF 2). SEE SHEET G5.0 FOR DETAILS.
- 8. PROPOSED HOOP BOLLARD (TYP OF 5). SEE DETAIL 2/G6.0.
- 9. PROPOSED CONCRETE BARRIER CURB. SEE DETAIL 7/C5.0.
- 10. PROPOSED CONCRETE SIDEWALK. SEE DETAIL 3/C5.0
- 11. PROPOSED SIGN.





BOUNDARY AND TOPOGRAPHIC SURVEY HAVE BEEN PROVIDED BY TERRAMARK. BARGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE EXISTING INFORMATION SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE INFORMATION SHOWN AND IF ANY ERRORS OR DISCREPANCIES EXIST, BARGHAUSEN CONSULTING ENGINEERS, INC. SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION.

LEGEND:				
<u>PROPOSED</u>		EXISTING		
BARRIER CURB		CURB		
ASPHALT		CONTOUR	——————————————————————————————————————	
CONCRETE		WATER	——— W———	
ACCESSIBLE PATH	>	STORM	SD	
SAWCUT		SANITARY	— — SS — —	
SAWCOT		GAS	——— G ———	
CONTOUR	360	POWER	————P (UG)———	
GRADE BREAK		ASPHALT		
		CONCRETE	4	
		BUILDING LINE		

Know what's **below**. **Call** before you dig.

C3.0

Proto 10-22-18

Dial 811

# GRADING AND DRAINAGE PLAN 7-ELEVEN, INC. NE $\frac{1}{4}$ , NW $\frac{1}{4}$ OF SEC. 27, TWN. 25 N, RGE. 5 E, W.M. BELLEVUE, KING COUNTY, WASHINGTON **NE 24TH STREET** CLEARING AND GRADING STANDARD NOTES: ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING EROSION CONTROL STANDARD DETAILS (EC-1 THROUGH EC-23), DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEPARTMENT OF S88'33'29"E 150.01'(C) PLANNING & COMMUNITY DEVELOPMENT (PCD) PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR,

CONTRACTOR TO MATCH EXISTING ELEVATIONS -

AT SAWCUT. CURB AND SIDEWALK SECTION

AWAY FROM BUILDING

EXISTING 7-ELEVEN CONVENIENCE STORE

1,780 SF

SHALL MATCH EXISTING SECTIONS AND SLOPES.

50.01'(M)

25

39

CONTRACTOR TO CONFIRM POSITIVE DRAINAGE

207.57± ME

207.51± ME

EXISTING UTILITY TO REMAIN AND BE -

PROTECTED DURING CONSTRUCTION.

N88'33'29"W 150.01'(M,R1)

CONTRACTOR TO RAISE LID TO FINISH FLOOR.

EXISTING UTILITY VAULT TO REMAIN.

207.95± ME

207.99± ME

<u>207.81</u>/

----

**207.89** 

/**SSCB #1**+

207.66

207.61/

207.60± ME/

CONTRACTOR TO ADJUST MONITORING -

WELL RIM TO FINISH GRADE.

**~SSCO #1**①<u>∕!!\</u>

CONTRACTOR TO ADJUST MONITORING

-SSCO #3

30 LF 6" PVC SS

5 LF 6" PVC SS

#

207.42± ME 207.46± ME

WELL RIM TO FINISH GRADE.

208.27± ME

— EXISTING GAS LINE AND UTILITY VAULT TO REMAIN.

208.27± ME

 $\bigcirc$ 

207.45 ± ME

207.42± ME

207.58± ME

207.60± ME

CONTRACTOR TO COORDINATE WITH -

ELECTRICAL LINE PRIOR TO

208.35± ME

CONSTRUCTION.

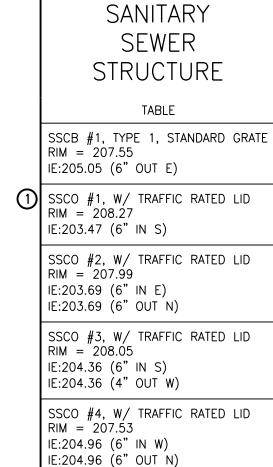
PURVEYOR RELOCATION OF EXISTING

# # SANITARY STRUCTURE NOTES:

- PROPOSED CONNECTION TO EXISTING SANITARY LINE. CONTRACTOR TO POTHOLE AND VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATION, PIPE SIZE, MATERIAL AND CONDITION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE FITTING/ADAPTERS AS NECESSARY TO MAKE CONNECTION AS SHOWN. CONTRACTOR SHALL CONFIRM POSITIVE DRAINAGE BY VERIFYING EXISTING/PROPOSED INVERT ELEVATIONS PRIOR TO CONSTRUCTION. IT MAY BE NECESSARY TO ADJUST POINT OF CONNECTION TO EXISTING SEWER. NOTIFY BARGHAUSEN CONSULTING ENGINEERS OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM WHAT IS SHOWN.
- 2. EXISTING SANITARY LINE PER CITY OF BELLEVUE AS BUILT PLANS.
- 3. FUELING AREA OIL/WATER SEPARATOR. (OLD CASTLE PRECAST OW660-SA OR APPROVED EQUAL). SEE DETAIL 1/C5.0.
- 4. INSTALL 1 6" GATE VALVE.

# SANITARY SEWER NOTE:

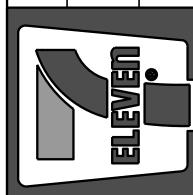
ALL SANITARY SEWER PIPE SHALL BE PVC SDR-35 UNLESS OTHERWISE LABELED. CONTRACTOR SHALL USE PIPE/FITTING MATERIALS IN ACCORDANCE WITH CITY OF BELLEVUE REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.



AVENU

140TH

No Utility work permitted under this permit



Proto 10-22-18

AS



C4.0



Know what's **below**. Call before you dig. **Dial 811** 

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND

UTILITY CONFLICT NOTE:

DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-332-2344 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

**EXISTING:** CONCRETE CURB CATCH BASIN

12. TURBIDITY MONITORING MAY BE REQUIRED AS A CONDITION OF CLEARING AND GRADING PERMIT APPROVAL. IF REQUIRED, TURBIDITY MONITORING MUST BE PERFORMED IN ACCORDANCE WITH THE APPROVED TURBIDITY MONITORING PLAN AND AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR. MONITORING MUST CONTINUE DURING SITE (EARTHWORK) CONSTRUCTION UNTIL THE FINAL SIGN-OFF BY 13. ANY PROJECT THAT IS SUBJECT TO RAINY SEASON RESTRICTIONS WILL NOT BE ALLOWED TO PERFORM CLEARING AND GRADING ACTIVITIES WITHOUT WRITTEN APPROVAL FROM THE PCD DIRECTOR. THE RAINY SEASON EXTENDS FROM NOVEMBER 1ST THROUGH APRIL 30TH, AS

# SPOT ELEVATION NOTE:

ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED. (TC = TOP OF CONCRETE SIDEWALK/CURB, ME = MATCH EXISTING ELEVATIONS, FC = FLUSH CURB, TA = TOP OF ASPHALT, FL = FLOWLINE)

DEFINED IN SECTION 23.76.093A OF THE CLEARING AND GRADING CODE.

OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB. ALL DETAILS FOR STRUCTURAL WALLS,

ROCKERIES OVER FOUR FEET IN HEIGHT, GEOGRID REINFORCED ROCKERIES AND GEOGRID REINFORCED

3. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM

VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES

4. THE AREA TO BE CLEARED AND GRADED MUST FLAGGED BY THE CONTRACTOR AND APPROVED BY THE

5. A REINFORCED SILT FENCE MUST BE INSTALLED IN ACCORDANCE WITH COB EC-5 AND SHALL BE

LOCATED AS SHOWN ON THE APPROVED PLANS OR PER THE CLEARING AND GRADING INSPECTOR,

EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM

OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS

MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.

NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY

2. A COPY OF THE APPROVED PLANS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS

RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING

AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT

MODULAR BLOCK WALLS, MUST BE STAMPED BY A PROFESSIONAL ENGINEER.

NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

ALONG SLOPE CONTOURS AND DOWN SLOPE FROM THE BUILDING SITE.

ANY STOCKPILING.

CLEARING AND GRADING INSPECTOR.

THE CLEARING AND GRADING INSPECTOR.

MINIMUM 2% SLOPE, PER THE UNIFORM BUILDING CODE.

CONDITIONS OF APPROVAL

CLEARING AND GRADING INSPECTOR PRIOR TO BEGINNING ANY WORK ON THE SITE.

6. A HARD-SURFACE CONSTRUCTION ACCESS PAD IS REQUIRED PER CLEARING & GRADING

STANDARD DETAIL EC-1 OR EC-2. THIS PAD MUST REMAIN IN PLACE UNTIL PAVING IS

CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS.

PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING &

GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE

APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF

· PRESERVE NATURAL VEGETATION FOR AS LONG AS POSSIBLE OR AS REQUIRED BY THE

• PROTECT EXPOSED SOIL USING PLASTIC (EC-14), EROSION CONTROL BLANKETS, STRAW OR

MULCH (COB GUIDE TO MULCH MATERIALS, RATES, AND USE CHART), OR AS DIRECTED BY

INSTALL A TEMPORARY SEDIMENT POND, A SERIES OF SEDIMENTATION TANKS, TEMPORARY

FILTER VAULTS, OR OTHER SEDIMENT CONTROL FACILITIES. INSTALLATION OF EXPOSED

AGGREGATE SURFACES REQUIRES A SEPARATE EFFLUENT COLLECTION POND ONSITE.

11. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY

REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.

10. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A

INSTALL CATCH BASIN INSERTS AS REQUIRED BY THE CLEARING AND GRADING INSPECTOR OR PERMIT

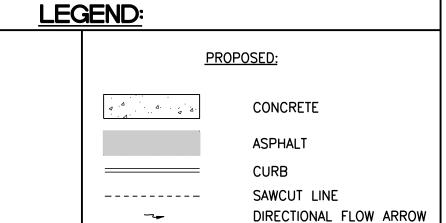
8. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON

9. TO REDUCE THE POTENTIAL FOR EROSION OF EXPOSED SOILS, OR WHEN RAINY SEASON

CONSTRUCTION IS PERMITTED, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPS) ARE

# -UTILITY POTHOLING NOTE:

THE LOCATIONS HIGHLIGHTED ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EX. UTILTIES. POTHOLING SHOULD OCCUR PRIOR TO INSTALLING ANY PROPOSED UTILITIES. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.



134.1

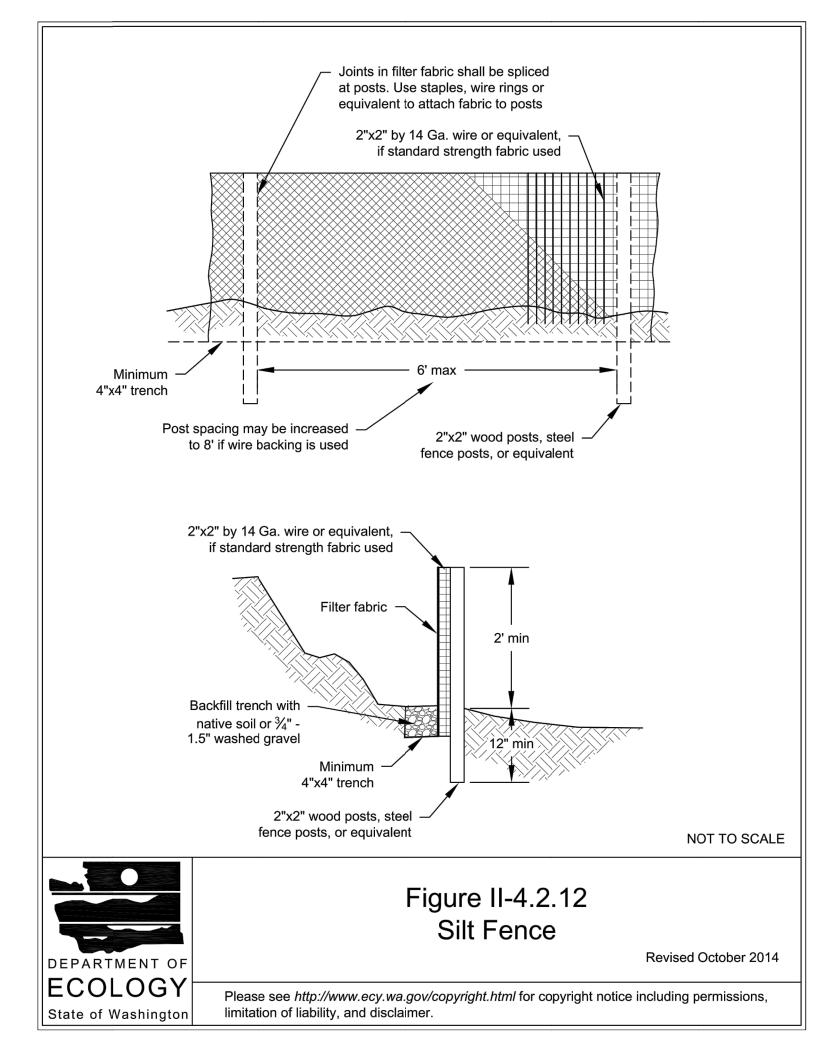
OIL/WATER SEPARATOR

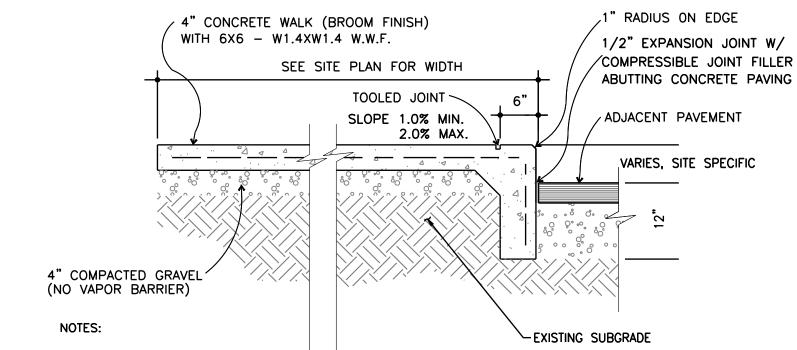
opauburn.com

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# CONSTRUCTION DETAILS 7-ELEVEN, INC.

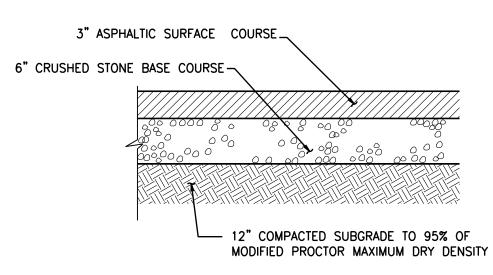
NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$  OF SEC. 27, TWN. 25 N, RGE. 5 E, W.M. BELLEVUE, KING COUNTY, WASHINGTON





- A. SIDEWALKS VARY FROM IN WIDTH. CONTROL JOINTS TO BE PLACED AT SPACING EQUAL TO SIDEWALK WIDTH.
- B. PROVIDE EXPANSION JOINTS AT 28' TO 30' O.C. MAXIMUM.
- C. WHEN WALK IS ADJACENT TO THE BUILDING PROVIDE 3/8" X 4" IMPREGNATED FIBERBOARD.





# TYPICAL ON-SITE ASPHALT PAVING SECTION

PAVING TO TYPAR, 3401.

- 2. 3" OF AN APPROVED ASPHALTIC CONCRETE TOPPING TO BE LAID IN TWO (2) LIFTS AND ACCORDING TO WSDOT SPECIFICATIONS.
- 3. ALL AREAS UNDER BUILDING AND PARKING TO BE COMPACTED TO A MINIMUM OR 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH THE ASTM D-0698.
- SUBGRADE MATERIALS SHALL MEET WSDOT REQUIREMENTS INCLUDING COMPACTION TO 95%
- OF MODIFIED PROCTOR MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557. AGGREGATE BASE PER WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, ONE (1) INCH MAXIMUM AGGREGATE SIZE.

SILT FENCE C5.0 NOT TO SCALE

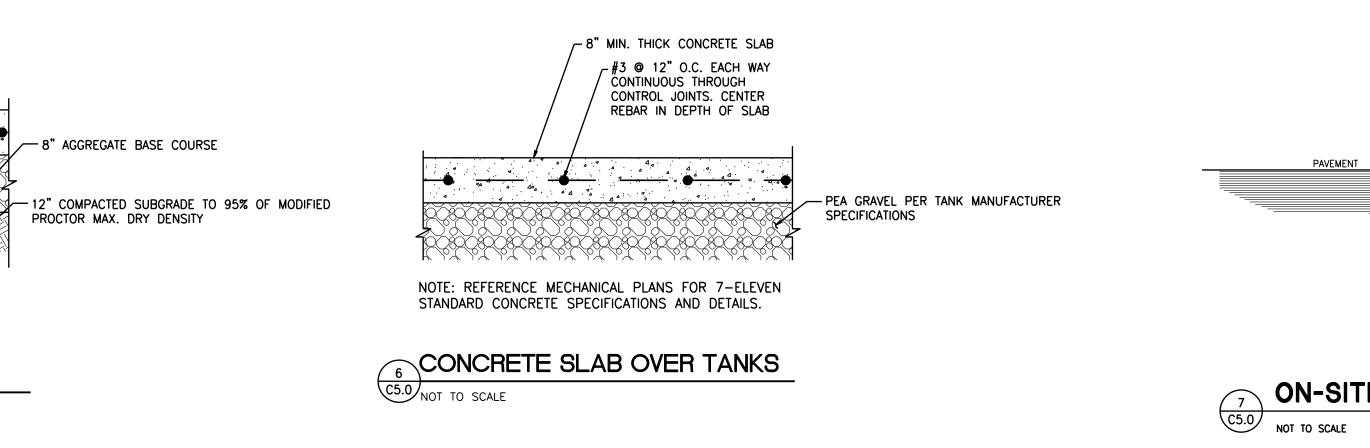
— 8" AGGREGATE BASE COURSE

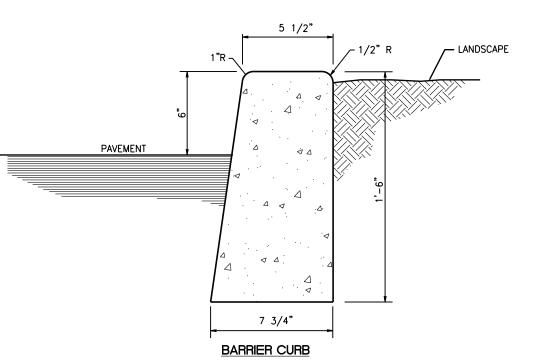
PROCTOR MAX. DRY DENSITY

- 6" MIN. THICK CONCRETE SLAB - #3 @ 18" O.C. EACH WAY

CONTINUOUS THROUGH

CONTROL JOINTS. CENTER REBAR IN DEPTH OF SLAB

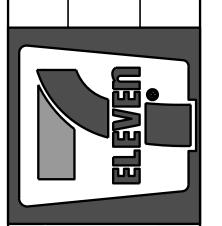


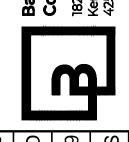


**ON-SITE BARRIER CURB** 

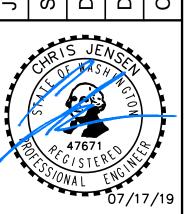
Know what's **below**. Call before you dig.

Proto 10-22-18





20496 NOTED 36-21-19 CMS AS



## **GENERAL SURVEY NOTES:**

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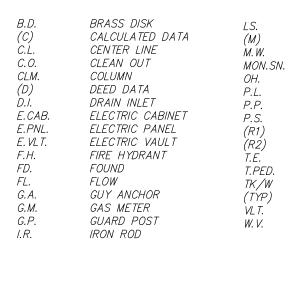
## LIST OF POSSIBLE ENCROACHMENTS

NONE OBSERVED

# LAND AREA

THE LAND AREA OF THE SUBJECT PROPERTY IS 22,502 SQ.FT. (0.52 AC.) AS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON.

## LEGEND OF SYMBOLS:

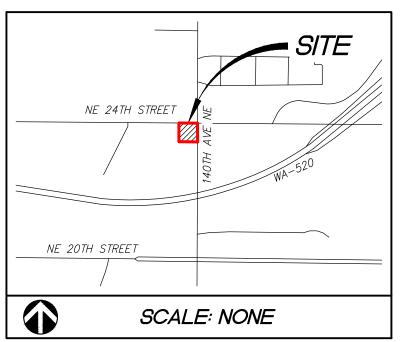


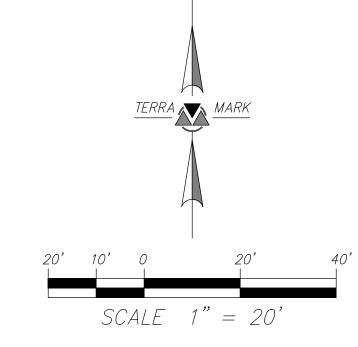
LANDSCAPING MEASURED DATA MONUMENT WELL MONUMENT SIGN OVFRHANG PROPERTY LINE POWER POLE PARKING SPACE INST. 8411199007 INST. 9301199002 TRASH ENCLOSURE TELEPHONE PEDESTAL TACK IN WASHER TYPICAL **VAULT** WATER VALVE

BLOCK/CONCRETE WALL CONCRETE ASPHALTIC CONCRETE BUILDING LINE ——*ОНW* ——

CHAIN LINK FENCE LIGHT POLE OVERHEAD WIRE ELECTRIC LINE CABLE/COMMUNICATION LINE GAS LINE STORM DRAIN UKNOWN UTILITY LINE 0.2'-0.5' DIAMETER DECIDUOUS TREE

# VICINITY MAP





/— FD. B.D. PER(R1); HELD

FD. I.R. PER(R1); HELD —

FD. I.R. PER(R1); HELD —

N.E. 24TH STREET (80' DEDICATED PUBLIC RIGHT-OF-WAY) (ASPHALTIC PAVEMENT WIDTH 55'±)

199.59' INV.(12" PIPE E/W'L PFL 201.97' INV.(12" PIPE SE/NW'LY FL.)

 $HEIGHT = 15'\pm \cdot$ 

OBSERVED ADDRESS:

AREA = 2,422 SQ.FT.

1 STORY BUILDING

199.71 WV.(12" PIPE W/E'LY FL.)

195.79' DEPTH

N88'33'29"W 2067.99'(M) N88'33'29"W(R1,R2) 2068.12'(R2)

207.70 UNDERGROUND

OH.(TYP)

E.PNL.(11)

M. W.

TANK AREA

192.01'(C) EAST 192.00'(D)

M.W.(2)

C.L. 30'

DRIVE AGGESS

## SURVEYOR'S CERTIFICATE

TO: FI COMPANIES; AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON: 8/9/2018

FD. B.D. PER(R1,R2); HELD —

S.D.M.H.

198.92' DEPTH

SN.(2.8'E/O P.L.)

199.86' DEPTH

— | | — M.W.(O.1'W/O P.L.,

N88°33'29"W

42.00'(C,R1)

200.94' INV.(12" PIPE N/N'LY I

200.6(12" PIPE W/E'LY FL.)



MICHAEL A. HOFFMANN, P.L.S. 40017 (WASHINGTON) EXP: OCTOBER 22, 2020

MIKEH@TERRAMARKINC.COM

# RECORD LEGAL DESCRIPTION

THE SOUTH 150 FEET OF THE NORTH 190 FEET OF THE WEST 150 FEET OF THE EAST 192 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY,

THE LEGAL DESCRIPTION SHOWN ABOVE DESCRIBES ALL THAT PROPERTY IN THE PRELIMINARY TITLE REPORT IDENTIFIED AS "REPUBLIC TITLE OF TEXAS, INC." ORDER NUMBER 1002-258247-RTT, WITH A COMMITMENT DATE OF JULY 17, 2018.

## **SCHEDULE B-2 EASEMENT NOTES:**

REPUBLIC TITLE OF TEXAS, INC.: ORDER NO: 1002-258247-RTT; COMMITMENT DATE: JULY 17, 2018;

THE FOLLOWING SURVEY RELATED ITEMS WERE FOUND IN SAID TITLE REPORT AND ARE NOTED ON THIS MAP.

- FACILITY CHARGES RECORDED DECEMBER 20, 1996 AS NO. 9612200938, & DECEMBER 22, 2011 AS NO. 20111222000589, AND RE-RECORDED DECEMBER JULY 27, 2017 AS NO. 20170727001075. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
- RIGHT TO MAKE NECESSARY SLOPES CUTS, RECORDED JANUARY 8, 1965 AS NO. 580652. SAID ITEM IS ILLEGIBLE AND IS NOT ABLE TO BE PLOTTED OR SHOWN HEREON.
- RESERVATIONS AND EXCEPTIONS RECORDED BY APRIL 29, 1977 AS NO. 7704291034. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON. .
- EASEMENTS FOR UNDERGROUND ELECTRICAL PURPOSES RECORDED MARCH 15, 1982 AS NO. 8203150451. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- EASEMENTS FOR SIDEWALK PURPOSES RECORDED SEPTEMBER 17, 2002 AS NO. 20020917001930. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- 8 EASEMENTS FOR UTILITY PURPOSES RECORDED APRIL 11, 2003 AS NO. 20030411000904. DOCUMENT RE-RECORDED DECEMBER 9, 2010 AS RECORDING NO. 20101209000269, AND RECORDED APRIL 7, 2011 AS RECORDING NO. 20110407000252. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.

## ZONING INFORMATION

ZONING INFORMATION WAS NOT PROVIDED TO SURVEYOR PURSUANT TO TABLE A ITEM 6.

REVISIONS CLIENT COMMENT/UTILITY INFO



ALTA/NSPS LAND TITLE SURVEY

2353 140TH AVENUE NE BELLEVUE, WASHINGTON



Sheet No.1 of 1

133143.18R000-002.220\_7-11\_No.\_23559-Bellevue\_WA\_ALTA\_ver2

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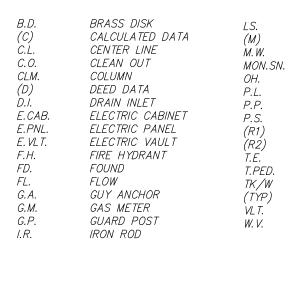
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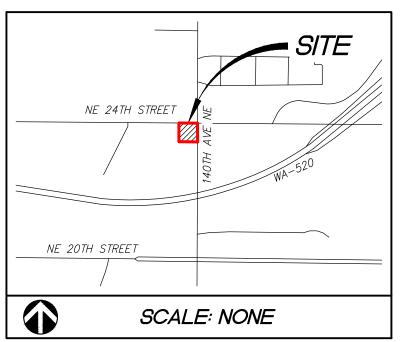


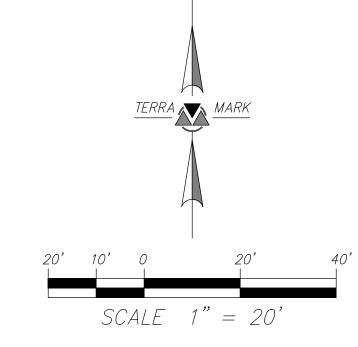
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 $HEIGHT = 15'\pm \cdot$ 

OBSERVED ADDRESS:

AREA = 2,422 SQ.FT.

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195.79' DEPTH

N88'33'29"W 2067.99'(M) N88'33'29"W(R1,R2) 2068.12'(R2)

207.70 UNDERGROUND

OH.(TYP)

E.PNL.(11)

M. W.

TANK AREA

192.01'(C) EAST 192.00'(D)

M.W.(2)

C.L. 30'

DRIVE AGGESS

## SURVEYOR'S CERTIFICATE

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# RECORD LEGAL DESCRIPTION

THE SOUTH 150 FEET OF THE NORTH 190 FEET OF THE WEST 150 FEET OF THE EAST 192 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY,

THE LEGAL DESCRIPTION SHOWN ABOVE DESCRIBES ALL THAT PROPERTY IN THE PRELIMINARY TITLE REPORT IDENTIFIED AS "REPUBLIC TITLE OF TEXAS, INC." ORDER NUMBER 1002-258247-RTT, WITH A COMMITMENT DATE OF JULY 17, 2018.

## **SCHEDULE B-2 EASEMENT NOTES:**

REPUBLIC TITLE OF TEXAS, INC.: ORDER NO: 1002-258247-RTT; COMMITMENT DATE: JULY 17, 2018;

THE FOLLOWING SURVEY RELATED ITEMS WERE FOUND IN SAID TITLE REPORT AND ARE NOTED ON THIS MAP.

- FACILITY CHARGES RECORDED DECEMBER 20, 1996 AS NO. 9612200938, & DECEMBER 22, 2011 AS NO. 20111222000589, AND RE-RECORDED DECEMBER JULY 27, 2017 AS NO. 20170727001075. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
- RIGHT TO MAKE NECESSARY SLOPES CUTS, RECORDED JANUARY 8, 1965 AS NO. 580652. SAID ITEM IS ILLEGIBLE AND IS NOT ABLE TO BE PLOTTED OR SHOWN HEREON.
- RESERVATIONS AND EXCEPTIONS RECORDED BY APRIL 29, 1977 AS NO. 7704291034. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON. .
- EASEMENTS FOR UNDERGROUND ELECTRICAL PURPOSES RECORDED MARCH 15, 1982 AS NO. 8203150451. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- EASEMENTS FOR SIDEWALK PURPOSES RECORDED SEPTEMBER 17, 2002 AS NO. 20020917001930. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- 8 EASEMENTS FOR UTILITY PURPOSES RECORDED APRIL 11, 2003 AS NO. 20030411000904. DOCUMENT RE-RECORDED DECEMBER 9, 2010 AS RECORDING NO. 20101209000269, AND RECORDED APRIL 7, 2011 AS RECORDING NO. 20110407000252. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.

## ZONING INFORMATION

ZONING INFORMATION WAS NOT PROVIDED TO SURVEYOR PURSUANT TO TABLE A ITEM 6.

REVISIONS CLIENT COMMENT/UTILITY INFO



ALTA/NSPS LAND TITLE SURVEY

2353 140TH AVENUE NE BELLEVUE, WASHINGTON



Sheet No.1 of 1

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